



GRANBY PLANNING BOARD

10 West State Street

Granby, MA 01033

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Website: www.granby-ma.gov

Members: Glen Sexton, Chair
Jim Trompke, Vice Chair
Rob Chauvin, Treasurer
Lillian Camus, Secretary, PVPC Rep
Robert Sheehan, Jr., Member

Others: Kenneth Comia, PVPC

Meeting: Monday, May 11, 2020

Location: Via Go-To-Meeting and at 1 Library Lane, Old Carnegie Building, Granby, MA
Glen Sexton and Jim Trompke attending at the Old Library.
Lillian Camus, Rob Chauvin, Robert Sheehan, Jr. and Kenneth Comia attending via Go-To-Meeting

Minutes

CALL TO ORDER: Glen Sexton called the meeting to order at 5 p.m.

Administrative Items

Approve Minutes

Approval of February 10, 2020 Minutes

Glen Sexton asked if there were any changes to the February 10, 2020 minutes. Hearing none

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve the February 10, 2020 minutes. Motion carried 3 in favor, 0 opposed, 2 abstained (Jim Trompke and Lillian Camus)

Approval of March 9, 2020 Minutes

Glen Sexton asked if there were any changes to the March 9, 2020 minutes. Hearing none

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. to approve the March 9, 2020 minutes. Motion carried 4 in favor, 0 opposed, 1 abstained (Rob Chauvin)

Approval of March 12, 2020 Minutes

Glen Sexton asked if there were any changes to the March 12, 2020 minutes. Hearing none

Motion was made by Rob Chauvin and seconded by Lillian Camus to approve the March 12, 2020 minutes. Motion carried 4 in favor, 0 opposed, 1 abstained (Robert Sheehan, Jr.)

Approve Bills

Glen Sexton reviewed Invoice #3 dated April 22, 2020 for the period of January 1, 2020 through March 31, 2020 from Pioneer Valley Planning Commission in the amount of \$1,067.69.

Motion was made by Robert Sheehan, Jr. and seconded by Rob Chauvin to approve Pioneer Valley Planning Commission Invoice #3 dated April 22, 2020 in the amount of \$1,067.69. Motion carried 5 in favor, 0 opposed, 0 abstained

Glen Sexton signed the invoice and will give to Cathy Leonard for processing.

ANR – Stephen Polchlopek

Robert Sheehan, Jr. recused himself.

The Board reviewed an ANR from Stephen Polchlopek to subdivide a parcel of land to create a 11.2-acre estate lot with frontage on Chicopee Street next to lot #48. Deed of property recorded in Hampshire County Registry of Deeds in Book 723B, Page 315.

Lillian Camus noted that Cathy Leonard received check #2189 in the amount of \$250.00 on May 9, 2020 from Mr. Polchlopek.

Motion made by Jim Trompke and seconded by Rob Chauvin to approve the ANR submitted by Stephen Polchlopek to create an estate lot with frontage on Chicopee Street. Motion carried 4 in favor 0 opposed and 1 abstained (Robert Sheehan, Jr.)

Glen Sexton and Jim Trompke signed the ANR at the meeting. Lillian Camus and Rob Chauvin will stop by the Senior Center to sign the ANR.

Robert Sheehan, Jr. returned to the meeting.

New Business

Letter from Building Inspector

The Planning Board received an e-mail from Greg Briggs, Building Inspector, dated May 6, 2020, forwarded by Cathy Leonard, regarding the Dollar General ongoing water drainage problems. Jim Trompke spoke with Greg Briggs last week and thought a step towards resolving this would be to have a peer review inspection to confirm the drainage was built the way it was designed and approved. Other options would be to have Liscotti Development go back and fix it or make some suggestions as to what can be done to resolve the issue.

Jim Trompke asked if we included requiring a peer review of the final construction in the terms and conditions. Lillian Camus responded we did not. Mr. Trompke noted that should be included in future approvals to avoid the issue we are having now.

Robert Sheehan Jr. mentioned that he is in favor of the Building Inspector issuing another Temporary Certificate of Occupancy (TCO).

Glen Sexton added that he is OK with issuing a TCO but it is totally up to the Building Inspector.

The Board discussed obtaining a price from Tighe & Bond to review the project as they did the initial peer review. The suggestion was made to have Ken Comia contract Tighe & Bond for an estimate.

The Board asked Rob Chauvin to find out how much money is left in the Board's current Fiscal Year budget. Mr. Chauvin reported there is \$10,850 left to spend.

Motion made by Jim Trompke and seconded by Robert Sheehan, Jr. to have Ken Comia obtain a quote from Tighe & Bond to inspect and verify the Stormwater Management System was built according to design. Motion carried 5 in favor, 0 opposed, 0 abstained

Lillian Camus will send Ken Comia the contact information for Tighe & Bond.

Glen Sexton will send Greg Briggs an e-mail to update him on what is being done by the Planning Board regarding this issue.

Letter from Selectboard

Glen Sexton reviewed a letter from David Desrosiers, Highway Superintendent, dated April 17, 2020. The letter asks the Board's assistance to make the necessary changes to keep our bylaws in compliance with the new Stormwater Regulations.

Lillian Camus explained the Planning Board could apply for an MVP Action Grant to help with the Bylaw changes needed for the new Stormwater Regulations. The Pioneer Valley Planning Commission (PVPC) could help the Board with the application using grant money left over from the Green Community 2020 application.

The MVP Action Grant, if received, includes a 25% match of the total project cost by the Planning Board. The 25% match amount will not be known until the application is completed. The application must be submitted to the Energy & Environmental Affairs office by June 11, 2020 at 2 p.m.

Ken Comia further explained. The Stormwater Regulations and Bylaw are within the context of the Planning Board. The Environmental Protection Agency (EPA) has made modifications to the Municipal Separate Storm Sewer System (MS4) General Permit process. The original date to ensure towns are compliant with the new standards was this summer. Earlier this year the EPA pushed that deadline into the following summer. By June 30, 2021, all Towns should be compliant with the new requirements.

Stormwater management applies to 1 acre or more of land.

Lillian Camus asked Ken Comia what the next steps would be in the process. Ken Comia will reach out to Dave Desrosiers to get the information together for the application. Mr. Comia will give the Board an update at its next meeting on the progress of the application.

Letter from Alan Kotowicz

Glen Sexton read a letter from Alan Kotowicz, dated May 1, 2020, requesting at two-year extension of the conditional Subdivision approval of Phase II, K-Pines Estates project. .

Robert Sheehan, Jr. recused himself from the discussion.

Jim Trompke recommended, as the project was approved January 29, 2015, the Board have a review done to make sure it still meets any new Bylaws and Stormwater management regulations. Mr. Trompke suggested the Board approve the two-year extension conditionally based on a review, with Mr. Kotowicz paying for the review.

Lillian Camus noted the last 2-year extension expired January 8, 2020.

Ken Comia noted, because it is a Definitive Plan of which the initial approval was granted, he is not sure we can require changes to an approved Definitive plan. Mr. Comia is not sure if there is any other way except to not grant extension and require a new submission.

After discussion, the Board agreed to send a letter to Alan Kotowicz asking him to appear before the Planning Board to explain his reasoning and answer any questions the Board may have.

Lillian Camus will create the letter, send it to Cathy Leonard for printing, Glen Sexton will sign the letter and Mrs. Leonard will mail it to Mr. Kotowicz.

Robert Sheehan, Jr. returned to the meeting.

Deb Werenski

The Board discussed an e-mail, dated May 4, 2020, and forwarded to the Planning Board by Cathy Leonard, from Deb Werenski noting her concerns that people may be sold lots near and behind her lot that contain wetland and streams. Ms. Werenski is concerned people may be sold lots that are misleading in their ability to construct homes. Ms. Werenski asked for communication from the Planning Board and the Conservation Commission to ensure that this land is being managed appropriately.

Robert Sheehan, Jr. noted nothing has been officially brought to the Board. We do not get involved with wetlands or perc testing areas. Our duty of subdivision into lots conforms to our Bylaws.

After discussion, the Board decided to send the following response which was read by Lillian Camus: Thank you for your letter and concerns. This is something that has not been before the Board. However, it is not of the Planning Board's purview to judge property for the Conservation and Board of Health. The Planning Board reviews the ANRs for applicability to only the Zoning Bylaws.

Motion made by Robert Sheehan, Jr. and seconded by Jim Trompke to send a letter as stated by Lillian Camus to Ms. Werenski on Easton Street. Seconded by Jim Trompke. Motion carried 5 in favor, 0 opposed, 0 abstained

Heather Reynolds Labonte

The Board reviewed a letter from Heather Reynolds Labonte dated April 28, 2020, requesting the Planning Board consider a Bylaw amendment to allow use of existing land for gatherings up to 150 people.

Ken Comia has researched this in other towns and will forward what he has found to the Board.

This request will be added to the ongoing list of potential Bylaw changes.

Old Business and Information

None.

Any Other Business

Agenda Items for June 8, 2020 Meeting –meeting starts at 5 p.m.

- Administrative
- Review Billing
- Anything that comes up

Review of Action Items

The Board postponed review of the open action items until the next meeting.

Open/New Action Items

Item	Responsible Party	Due Date
Send an e-mail to Building Inspector Re what the Planning Board is doing on the Dollar General issue	Glen Sexton	May 12, 2020
Send Tighe & Bond contact information to Ken Comia	Lillian Camus	May 12, 2020
Create letter to Alan Kotowicz for Glen Sexton to sign	Lillian Camus	May 12, 2020
Create letter to Deb Werenski for Glen Sexton to sign	Lillian Camus	May 12, 2020
Sign the Alan Kotowicz and Deb Werenski letters and give to Cathy Leonard to mail	Glen Sexton	May 15, 2020
Send Planning Board copies of other Town's Bylaws regarding large gatherings	Ken Comia	May 15, 2020
Ask Steve Nally for an accounting of the \$10,000 held in escrow for Borrego Solar	Lillian Camus	March 23, 2020
Obtain final billing numbers for Borrego Solar	Lillian Camus	March 23, 2020
Send invoice to Cathy Leonard for Raymond Boisjolie	Lillian Camus	March 10, 2020
Research original billing for Granby Solar LLC for square footage.	Lillian Camus	March 23, 2020
Send Robert Sheehan, Jr. the plans submitted by Red Rock Solar to compute the square footage	Lillian Camus	March 23, 2020
Create draft invoices for Granby DG Series, LLC building and signs	Lillian Camus	March 23, 2020
Send the Board samples of how other towns address venue zoning	Ken Comia	March 23, 2020
Send the Board information on Westover Metropolitan Development Corporation	Ken Comia	March 23, 2020
Check with Chris Martin RE the Proposed scope of the DLTA grant Ken Comia sent	Glen Sexton	March 23, 2020
Create a spreadsheet for PVPC charges	Lillian Camus	Ongoing
Keep track of items to submit for town annual report	Lillian Camus	Ongoing

Next Meeting

The next Planning Board meeting will be Monday, June 8, 2020 at 5 p.m. in a location and format To Be Determined.

Adjournment

Motion was made by Jim Trompke and seconded by Robert Sheehan, Jr. to adjourn at 6:34 p.m. Motion carried 5 approved, 0 opposed, 0 abstained

I, Lillian Camus, certify that these minutes are true and accurate minutes of the May 11, 2020 Planning Board meeting.

Respectfully submitted,

Lillian Camus. Secretary

Documents Reviewed at this Meeting:

- Minutes from the February 10, 2020, March 9, 2020, and March 12, 2020 Planning Board Meetings
- Pioneer Valley Planning Commission Invoice #3
- May 6, 2020 E-mail from Greg Briggs, Building Inspector
- April 17, 2020 Letter from Selectboard – Stormwater Bylaw
- May 1, 2020 Letter from Alan Kotowicz
- May 4, 2020 E-mail from Deb Werenski
- April 28, 2020 Letter from Heather Reynolds Labonte